WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $699,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of July 2019.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
FOUNDATION BY:
FANKERS TITLE & ESCROW COMPANY
2310 WEST END AVE.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Perry Gooch	Cap Star Bank	117 03 0 016.00
(NAME)	(NAME)	
2810 27th Ave S.	2002 Richard Jones Rd. Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mike Honeycutt. married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Perry B. Gooch, unmarried**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being the northerly 50 feet of Lot 10 on the Plan of Belair of record in Plat Book 332, Page 6, in the Register's Office for Davidson County, Tennessee, described as follows.

Said Part of Said Lot Fronts 50 feet on the Easterly Side of 27th Avenue south and Runs back between parallel lines 225 feet to a Dead Line in the Rear.

Being the same property conveyed to Mike Honeycut and wife, Stephanie S. Honeycuttt by Deed from BancorpSouth Bank, a Mississippi Corporation dated November 19, 2010 and recorded December 01, 2010 as Instrument No. 20101201-0095263, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mike Honeycutt by Quitclaim Deed from Mike Honeycutt and wife, Stephanie S. Honeycutt dated September 25, 2013 and recorded October 21, 2013 as Instrument No. 20131021-0109780, in said Register's Office for Davidson County, Tennessee.

Denise Honeycutt joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-1905740SSO

Karen Johnson Davidson County
Batch# 262507 **DEEDWARR**
07/26/2019 10:00:40 AM 2 pgs
Fees: $13.00 Taxes: $2,586.30

20190726-0073655

unimproved ☐
This is improved ☒ property, known as 2810 27th Ave S., Nashville, TN 37212

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of July, 2019.

Mike Honeycutt

Denise Honeycutt

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Mike Honeycutt and Denise Honeycutt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24 of July, 2019.

Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2020

File Number: FND-1905740SSO